| 148.A | 0002 | 0019.2 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 845,100 / | 845,100 |
| USE VALUE: | 845,100 / | 845,100 |
| ASSESSED: | 845,100 / | 845,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 19 | | FESSENDEN RD, ARLINGTON |

## OWNERSHIP

Unit #: 2

| | |
|---|---|
| Owner 1: | MILLER JEFFREY DOUGLAS & |
| Owner 2: | BORER-MILLER KELLEY MARIE |
| Owner 3: | |
| Street 1: | 19 FESSENDEN RD UNIT 2 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BURGE ROBERT S - |
| Owner 2: | - |
| Street 1: | 19 FESSENDEN RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2210 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 841,800 | 3,300 | | 845,100 |
| Total Card | 0.000 | 841,800 | 3,300 | | 845,100 |
| Total Parcel | 0.000 | 841,800 | 3,300 | | 845,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.40 | /Parcel: 382.4

**Legal Description**

| User Acct |
|---|
| 313522 |
| **GIS Ref** |
| |
| **GIS Ref** |
| |
| **Insp Date** |
| 09/20/18 |

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 148.A-0002-0019.2

!15908!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 829,000 | 3300 | . | | 832,300 | 832,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 724,100 | 3300 | . | | 727,400 | 727,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 640,600 | 3300 | . | | 643,900 | 643,900 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 584,200 | 3300 | . | | 587,500 | 587,500 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 622,200 | 3300 | . | | 625,500 | 625,500 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 527,500 | 3300 | . | | 530,800 | 530,800 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 488,000 | 3300 | . | | 491,300 | 491,300 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 488,000 | 3300 | . | | 491,300 | 491,300 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 05:34:38 |

**LAST REV**

| Date | Time |
|---|---|
| 09/20/18 | 14:24:35 |
| danam | |

PAT ACCT. 15908

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 97157 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BURGE ROBERT S, | 57493-140 | | 9/22/2011 | | 511,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/23/2015 | 386 | Re-Roof | 22,422 | | | | | |
| 7/29/2011 | 773 | Redo Kit | 34,950 | C | | | | & REDO BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/20/2018 | Measured | DGM | D Mann |
| 1/7/2014 | Info Fm Plan | BR | B Rossignol |
| 4/12/2012 | Info Fm Prmt | BR | B Rossignol |
| 2/3/2012 | NEW CONDO | BR | B Rossignol |
| 12/22/2011 | MLS | EMK | Ellen K |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8261 | | | | | | | | | | | | | | | | |

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CND | Total: | | Spl Credit | | Total: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 99 - Condo Conv |
| Sty Ht: | 1H - 1 & 1/2 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | TAN |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | M - Multi-Level |
| % Own: | 56.200000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.12511313 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 331.875 |
| Other Features: | 87176 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.14999998 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 943713 |
| Depreciation: | 101921 |
| Depreciated Total: | 841792 |

## COMMENTS

OF=XTRA SINK IN ATTICK BATH. GLA=2210.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 4 | | | Baths: 1 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH

UnSketched SubAreas:
GLA: 2210,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 2,210 | 331.880 | 733,444 |
| Net Sketched Area: | | 2,210 | Total: | 733,444 |
| Size Ad | 2210 | Gross Are | 2210 | FinArea 2210 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 381.66 |
| Special Features: | 0 | Val/Su Net: | 380.90 |
| Final Total: | 841800 | Val/Su SzAd | 380.90 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

PARCEL ID 148.A-0002-0019.2

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X10 | A | AV | 1915 | 27.50 | T | 40 | 102 | | | 3,300 | | | 3,300 |

| More: | N | Total Yard Items: | 3,300 | Total Special Featues: | | Total: | 3,300 |
|---|---|---|---|---|---|---|---|